



**Property type :** Apartment

**Location :** Denia

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Yes

**Orientation :** N/A

**Views :** N/A

**Parking :** Carport

**House area :** 96 m<sup>2</sup>

**Plot area :** 4832 m<sup>2</sup>

Apartment/Duplex for sale in Denia, walking to the sea in Les Marines.

Duplex in Dénia with communal pool, a few steps from the beach.

This charming duplex apartment in Dénia stands out for its efficient and functional distribution, maximizing the available space. With 96 m<sup>2</sup> built and 67 m<sup>2</sup> usable, it is an excellent option for those looking for a second residence with privacy and proximity to the Mediterranean Sea.

Ground floor:

It features a bright living-dining room that opens onto a sunny terrace with views of the Montgó, creating a cozy and relaxing atmosphere.

The kitchen is independent and also has a utility room and access to a second terrace, perfect for enjoying the outdoors.

This floor also includes a double bedroom, ideal for greater comfort, along with a full bathroom.

Upper floor:

It offers two bedrooms, both with built-in wardrobes and private terraces, providing natural light and privacy. A second full bathroom serves these rooms.

Exteriors:

The property is part of a very private community, which has a communal pool and garden areas that invite relaxation and enjoyment outdoors.

Location:

Located in a privileged area of the Costa Blanca, just a few minutes' walk from the beaches. Additionally, it offers a wide range of nearby services such as pharmacy, supermarkets, beach bars, and bus connections, making mobility easy without the need for a car.

Parking:

Includes two parking spaces: one in an interior garage with storage room (ideal space for bicycles, etc.) and another outside with direct access from the house itself.

Ideal as a primary residence, second home, or investment with high profitability in vacation rentals.

A unique opportunity to enjoy the Mediterranean lifestyle!



